

Ref: ARB/LKO/RM/2026-27/275

Date: 05-08-2026

To,

1. M/s Nitisha Trading Company, a Proprietorship Firm through its proprietor Ms. Nikita Agarwal W/o Mr. Dhiraj Agarwal  
Khasra No. 326 V, Muttakipur, IIM Road  
Lucknow-226021 (U.P.)
2. Mrs. Nikita Agarwal Wife of Mr. Dhiraj Agarwal  
House No. 47, Sector-I, Jankipuram Yojana, Jankipuram  
Lucknow-226021, Mob. -7275258998  
&  
109/5 G, Model House, Near Post Office  
Lucknow-226001 (U.P.), Mob. -7275258998
3. Mr. Neeraj Agarwal S/o Late Surendra Kumar Agarwal  
Flat No. A 1/6 PR, 6<sup>th</sup> Floor, Paradise Palm, IIM Road, Near  
Maharishi University, Bhitoli Khurd  
Lucknow-226020 (U.P.), Mob. 7860422222  
&  
109/5 G, Model House, Near Post Office  
Lucknow-226001, Mob 7860422222  
[Guarantor(s)-Mortgagors]
4. Mr. Dhiraj Agarwal S/o Late Surendra Kumar Agarwal  
House No. 47, Sector-I, Jankipuram Yojana, Jankipuram  
Lucknow-226021, Mob. -9793540009  
&  
109/5 G, Model House, Near Post Office  
Lucknow-226001 (U.P.), Mob. -9793540009  
&  
Flat No. 404, 4<sup>th</sup> Floor, Block-B, Goel Enclave, Phase-4  
Ganeshpur, Rehmanpur  
Lucknow-226028 (U.P.), Mob. -9793540009  
[Guarantor(s)]

[See proviso to rule 9(1)]

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.



Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Bank of India Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **25-08-2026** for recovery of **Rs. 2,26,12,817.77 (Outstanding as on Date) + Applicable interest & Other Charges** due to the Bank of India Secured Creditor from M/s Nitisha Trading Company, Mrs. Nikita Agarwal, Mr. Neeraj Agarwal & Mr. Dhiraj Agarwal.

**Property Description:**

All that part and parcel of the property consisting of Flat No. A 1/6 PR, 6<sup>th</sup> Floor, Paradise Palm (Group Housing Residential Apartment), built on Plot/Khasra No. 109 SA, Raipur, Lucknow, Uttar Pradesh admeasuring 1517.00 Sq. Ft. in the name of Mr. Neeraj Agarwal

**Boundaries:** East: Passage 7.5  
West: Open  
North: Open  
South: Wall of Stair Case & Lobby

The reserve price for Flat No. A 1/6 PR, 6<sup>th</sup> Floor, Paradise Palm is **Rs.58,00,000/-** and the earnest money deposit will be **Rs. 5,80,000/-**

**Known Encumbrances: NIL**

For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (Secured Creditor's) website i.e. [www.bankofindia.bank.in](http://www.bankofindia.bank.in) and <https://BAANKNET.com>.

कृते बैंक ऑफ इण्डिया  
For BANK OF INDIA

  
आधिकृत अधिकारी  
Authorized Officer  
आस्ति वसुली शाखा, लखनऊ  
Asset Recovery Branch, Lucknow

**Date: 05-08-2026**

**Note: Due to some technical reason our earlier Sale Notice dated 31-07-2026 stands withdrawn.**

